



**5 Cherrytrees**  
Coulsdon, CR5 1NW

**Asking Price £435,000**



## 5 Cherrytrees

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A Wonderful Opportunity in Netherne on the Hill  
A beautifully presented two-bedroom freehold home with parking, garden office and access to excellent estate facilities, set within the ever-popular Netherne on the Hill.

This attractive starter home offers an excellent opportunity for first-time buyers, young couples or those looking for a well-positioned home within this highly desirable village-style development. Presented in good order throughout, the property is ready to move straight into, with the added benefit of several improvements made by the current owners during their ownership, including bespoke built-in wardrobes providing excellent storage.

The accommodation is well planned, with a welcoming reception room leading through to the fitted kitchen, while upstairs are two well-proportioned bedrooms and the family bathroom. The property also benefits from useful storage and, importantly, is offered freehold with allocated parking.

Outside, the rear garden provides a pleasant space to enjoy, with a particularly attractive addition in the form of a purpose-built garden home office. With power connected, this is ideal for those working from home, running a small business, studying or simply wanting a dedicated space away from the main house.

One of the great attractions of Netherne on the Hill is the lifestyle it provides. Residents have access, subject to the estate service charge, to excellent leisure facilities including a swimming pool and gym, together with tennis courts, children's play areas and an abundance of beautiful countryside walks right on the doorstep.

The surrounding open countryside provides a wonderful setting for walking, cycling and enjoying the outdoors, whilst the development itself offers a real sense of community and a peaceful environment away from the hustle and bustle.

Netherne is subject to exit fees, please enquire for more information





Entrance Hall  
9'10 x 3'7 (3.00m x 1.09m)

W.C  
4'11 x 3'2 (1.50m x 0.97m)

Kitchen  
9'10 x 9'10 (3.00m x 3.00m)

Lounge-Dining Area  
17'5 x 14'4 (5.31m x 4.37m)

Stairs to - First Floor landing  
11' x 3'11 (3.35m x 1.19m)

Bedroom  
15'2 x 10'9 (4.62m x 3.28m)

Bedroom  
11'4 x 10' (3.45m x 3.05m)

Bathroom  
7' x 6'4 (2.13m x 1.93m)

Rear Garden

Garden Room  
10'6 x 7'3 (3.20m x 2.21m)

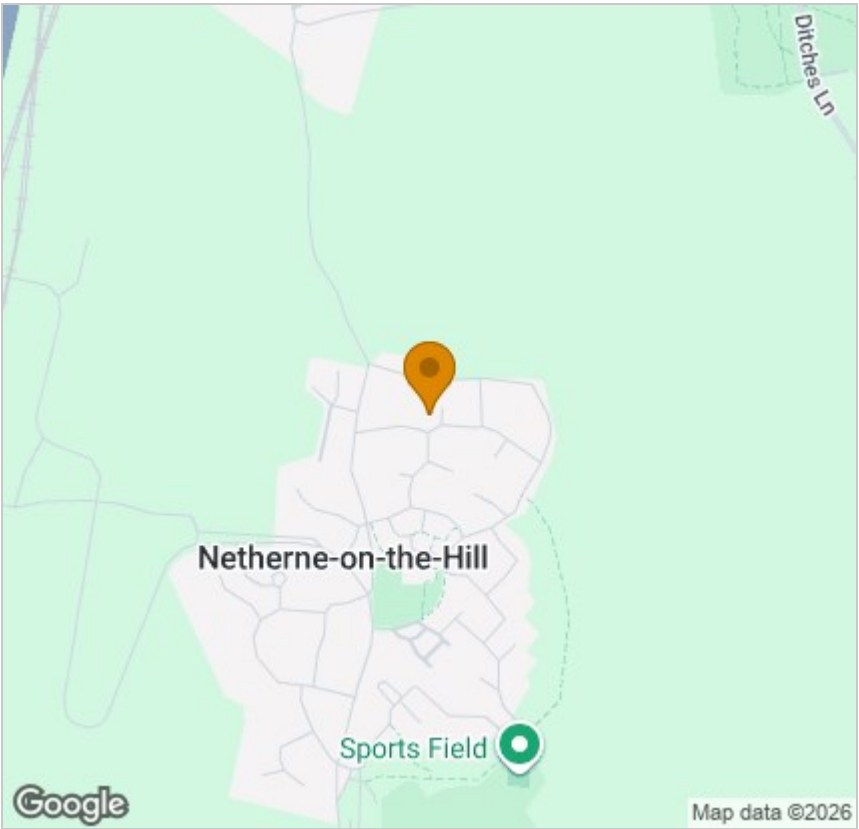
Allocated Parking Space



Floor Plan



Area Map



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



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Energy Efficiency Graph

